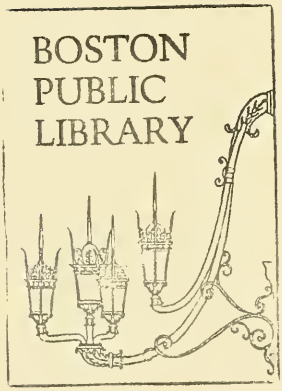
BOSTON PUBLIC LIBRARY
3 9999 06316 918 7
2629


BOSTON
PUBLIC
LIBRARY

GOV DOC
BRA
2629

August 15, 1989

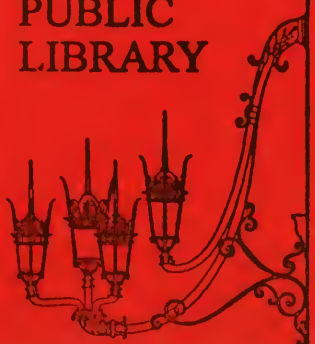
CAPITAL IMPROVEMENT PROJECTS REVIEW

DRAFT

CITY OF BOSTON
RAYMOND L. FLYNN
MAYOR

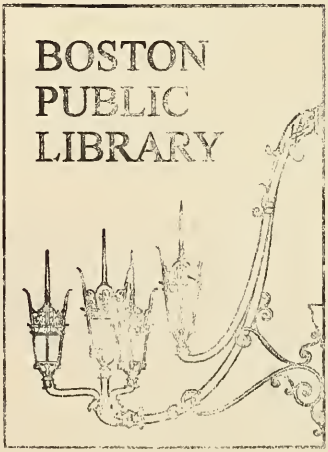
BOSTON
REDEVELOPMENT
AUTHORITY
STEPHEN J. COYLE
Director
ROBERT L. FARRELL
Chairman
JOSEPH J. WALSH
Vice-Chairman
JAMES K. FLAHERTY
Treasurer
CLARENCE J. JONES
Assistant Treasurer
MICHAEL F. DONLAN
Chairman Sub-Committee
KANE SIMONIAN
Secretary

BOSTON
PUBLIC
LIBRARY



CAPITAL IMPROVEMENT PROJECT REVIEW

BOSTON
PUBLIC
LIBRARY



Digitized by the Internet Archive
in 2010 with funding from
Boston Public Library

http://www.archive.org/details/capitalimproveme00bost

Table of Contents

EXECUTIVE SUMMARY

Tally i

DOWNTOWN

South Station Air Rights - Phase I 1-1
North Station Street Improvements 1-2
Government Center Footbridge Design 1-3
Custom House Site Improvements 1-4
Chinatown Gate 1-5

BACK BAY/FENWAY

Copley Square Park 2-1
Park Plaza Phase III 2-2
Westland Avenue Triangle Park 2-3

SOUTH END

Shawmut Avenue 3-1
Tent City Infrastructure Yarmouth and Dartmouth Streets Contract G-2 3-2
South End Street Improvements Contract J-2 3-3
South End Street Improvements Contract E-2 3-4
Worcester Square Park Contract 50 3-5
Hayes Park 3-6
Monsignor Lally Park 3-7
Douglass Plaza 3-8
Castle Square Housing 3-9
Tremont Village Streetscape 3-10

ROXBURY

Parcel 18 Plaza 4-1
New Dudley Street Phase II 4-2
Fountain Hill Square (Regent & Herman Streets) Phases I & II 4-3
Washington Park Street Improvements, Contract E 4-4
Washington Park Street Improvements, Contract F 4-5
John Eliot Square 4-6

CHARLESTOWN

Adams Training Field Area Street Improvements Contract V-4 5-1
Mishawum Area Street Improvements Contract W-4 5-2
Mt. Vernon Avenue Area Street Improvements Contract V-2 5-3
Rutherford Avenue Area Street Improvements Contract X-2 5-4
Main Street Area Street Improvements Contract Z-5 5-5
Charbonier Way Parcel C-2A-1 5-6

Table of Contents

CHARLESTOWN NAVY YARD
Shipyard Park Phase III 6-1
Shipyard Park Phase IV- Pier 3 Extension 6-2

HARBOR
Mount Vernon Street Phase I 7-1
Long Wharf Park Phase IA 7-2

Key to colored pages

Gray . . . . Projects that have had funds rescinded or will be requested for transfer.
White . . . . Old projects that do not have funding problems and work is progressing.
Yellow . . Projects that have funding issues which must be resolved in order to proceed.

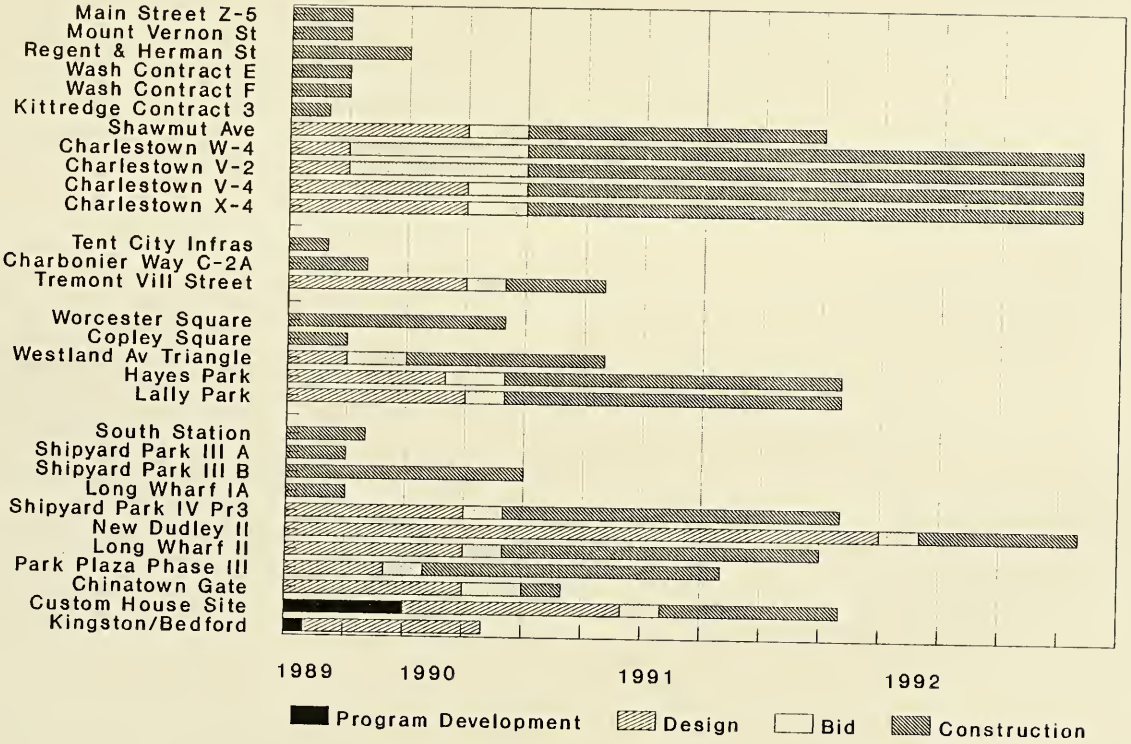
Tally

	Estimate	Funds Needed
Downtown		
South Station Air Rights	5,070,000	70,000
North Station Streets	8,884,000	264,000
Government Center Footbridge Design	3,915,000	3,860,000
Custom House Site Improvements	1,681,000	0
Chinatown Gate	270,000	50,000
Subtotal	**19,820,000**	**4,244,000**
Back Bay/Fenway		
Copley Square Park	5,236,000	90,000
Park Plaza Phase III	2,000,000	0
Westland Avenue Triangle Park	300,000	177,000
Subtotal	**7,536,000**	**267,000**
South End		
Shawmut Avenue	1,863,000	0
Tent City Yarmouth and Dartmouth - Contract G-2	929,195	0
Street Improvements J-2	1,858,876	0
Street Improvements E-2		
Worcester Square Park	713,108	0
Hayes Park	500,000	0
Monsignor Lally Park	329,000	329,000
Douglass Plaza	966,700	0
Castle Square Housing	2,000,000	0
Tremont Village Streetscape	283,000	0
Subtotal	**9,442,879**	**329,000**
Roxbury		
Parcel 18 Plaza	2,010,000	0
New Dudley Street Phase II	140,000	0
Fountain Hill Square Phases I & II	889,608	0
Washington Park Streets - Contract E	705,000	0
Washington Park Streets - Contract F	487,700	0
John Eliot Square	2,401,000	601,000
Subtotal	**6,633,308**	**601,000**

Tally

Charlestown		
Adams Training Field Area Streets - Contract V-4	1,200,000	0
Mishawum Area Streets - Contract W-4	1,015,000	0
Mt. Vernon Avenue Area Streets - Contract V-2	1,380,000	0
Rutherford Avenue Area Streets Contract X-2	1,008,000	0
Main Street Area Streets Contract Z-5	400,000	0
Charbonier Way Parcel C-2A-1	456,039	13,039
Subtotal	**5,834,039**	**13,039**
Charlestown Navy Yard		
Shipyard Park Phase III	1,622,636	0
Shipyard Park Phase IV - Pier 3 Extension	3,800,000	3,575,000
Subtotal	**5,442,636**	**3,575,000**
Harbor		
Mt. Vernon Street Phase I	2,497,248	0
Long Wharf Park Phase IA	2,383,986	0
Subtotal	**4,881,234**	**0**
Total	**59,590,096**	**9,029,039**

Capital Improvement Projects

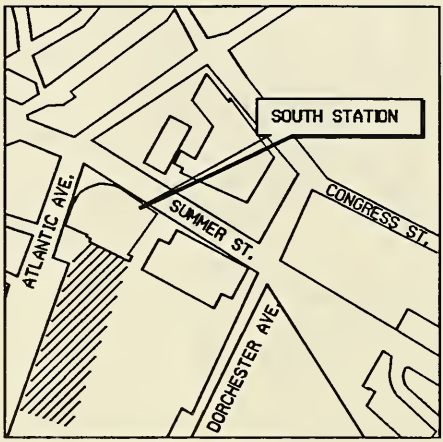


DOWNTOWN

South Station Air Rights - Phase I

Background

This is a three phase BRA-MBTA joint venture which will provide an intermodel transportation center with a mixed use air rights development above the station. The BRA conveyed title to the MBTA in 1979 retaining ownership of the air rights. OCP made $700,000 available in FY '83 for Phase I. OCP funds budgeted for Fiscal Year 1983 have been rescinded and no City Capital exists. Foundations for the air rights are funded by the EOTC and UMTA.



Status — 95% Construction

Phase I which is in construction includes:

- rehabilitation and expansion of the Headhouse,
- construction of the Great Space Concourse,
- reconstruction of the tracks and platforms,
- construction of foundations for the total project including Air Rights program.

Phase I Construction should be complete in October of 1989. Phase II of the project includes construction of a regional bus station and structural components to support the air rights development.

Team

Lead Department Phase I	EDS
Manager	Pam Wessling
Engineer	William Barbato
Consultant	Parsons, Brinckerhoff, Q. & D.
Contractor	J.F.White

Cost	Billed	Estimate
Construction	3,202,193	5,070,000
Total	3,202,193	5,070,000

Funding

City Capital FY'83/FY'89 (-700,000)		0
EOTC		1,600,000
EDA	(-650,000)	0
UMTA		3,000,000
MBTA 355,240		400,000
Total		5,000,000

Funds Needed **70,000**

South Station Air Rights - Phase I Schedule

Funding Approval	7/25/84
Board Approval Solicitation	N/A
Solicit RFQ	N/A
Short List Firms	N/A
Issue RFP	N/A
Receive Proposals	N/A
Staff Recommend Consultant	.2/9/84
Board Approve Consultant	.2/9/84
Contract Signed	.
Preliminary Design	N/A
50% Contract Documents	N/A
Bid Documents Complete	N/A
Board Authorize Bidding	N/A
Advertisement for Bids "T"	10/10/83
Bids Received "T"	2/10/84
Board Award Construction Contract	4/24/84
Pre Construction Conference "T"	11/10/83
Notice to Proceed "T"	4/30/84
Contract Completion Date	October 1989
Close Out	

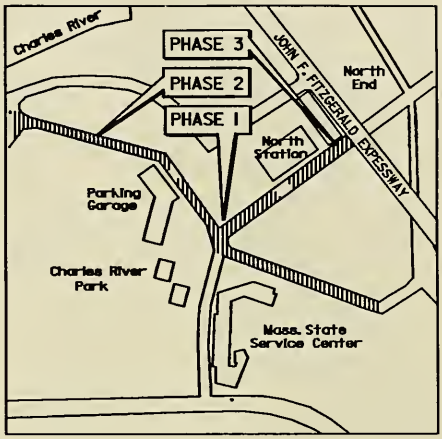
North Station Street Improvements

Background

As part of the North Station Urban Renewal Plan, this three-phased reconstruction project includes:

- Merrimac Street - New Chardon to Staniford,
- Lomasney Way-Causeway to Leverett Circle, and
- Causeway Street.

As proposed, the Authority will execute the design with City Funds and the State will construct the improvements, in part, with Federal Funds. The State sees a priority in the completion of this work to begin work on the Central Artery.



Status — 25% Design

C.E. Maguire completed and submitted 25% design review plans to the State DPW and Federal High Way Administration (FHWA) in 1985. Comments have been received from the FHWA but there has been no action from the State. Further, little progress has been made toward the relocation of Langone's Funeral Home from land set aside to widen Merrimac Street. The relocation is critical to the project momentum. The Authority recommends the transferring of this project to the Transportation Department.

Team

Lead Department	EDS
Manager	Pat Twohig/E. Owen Donnelly
Engineer	John Tomasz
Consultant	C.E. Maguire

Cost	Billed	Estimate
Design	287,212	734,000
Construction		8,150,000
Total	287,212	8,884,000

Funding

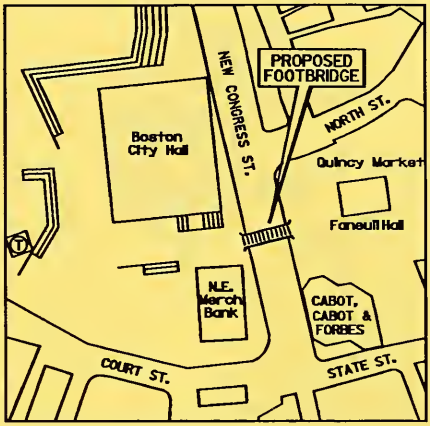
City Capital FY'86/FY'89	470,000
Urban Systems	8,150,000
Total	8,620,000

Funds Needed **264,000**

Government Center Footbridge Design

Background

The Authority, with support from the Transportation and Real Property Departments secured $55,000 from OCP to hire a consultant to study alternatives and develop a schematic design for this project. A steering committee composed of a number of City departments and abutters selected Graham Gund Associates.



Status — 25% Designed

The engineering staff has completed a field survey of the project site. Graham Gund has prepared 3 schemes which have been reviewed by design staff and the Steering Committee. Additional funds for construction will be sought from Urban Systems and the project abutters. An amendment to the consultant contract is sought to produce some illustrative perspectives of the project with the remaining $8,000.

Team

Lead Department	EDS
Manager	David Carlson
Engineer	Richard Hong
Consultant	Graham Gund Associates

Cost	Billed	Estimate
Preliminary Design	47,000	55,000
Construction		3,860,000
Total	47,000	3,915,000

Funding

City Capital FY'86/FY'89	55,000
Total	55,000

Funds Needed **3,860,000**

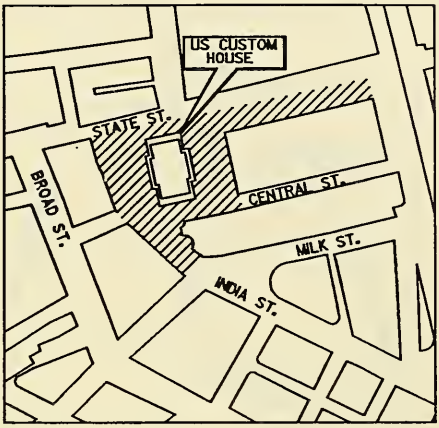
Government Center Footbridge Schedule

Funding Approval	
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	2/25/87
Issue RFP	
Receive Proposals	
Staff Recommend Consultant	3/12/87
Board Approve Consultant	
Contract Signed	10/13/87
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	
Advertisement for Bids	
Bids Received	
Board Award Construction Contract	
Pre Construction Conference	
Notice to Proceed	
Contract Completion Date	
Close Out	

Custom House Site Improvements

Background

Proposed site improvements are critically important to complement the restoration being undertaken of the Custom House Tower. Boston's most prominent landmark building will become first-class office space and include the new home for the New England Sports Museum. City Capital was requested to support the project as the extensive restoration required by City and State preservation agencies impose an already heavy financial burden upon the redeveloper. Work will include brick and granite paving, bollards to match those existing at the adjacent Jennney Park, benches, lighting, trees with grates, and flowerbeds.



Status — Program Development

The BRA requested $257,850 in Fiscal Year 1989 for design costs. A future request for $2,320,650 was to be placed to cover the cost of construction. The Office of Capital Planning budgeted $1,681,000, which they see as their total contribution to the project.

Team

Lead Department	EDS
Manager	Paul Reavis
Landscape Architect	Shirley Muirhead

Cost	Billed	Estimate
Design		71,000
Construction		1,610,000
Total		1,681,000
2,578,500		

Funding

Design	71,000
Construction	1,610,000
Total City Capital FY'89	1,681,000

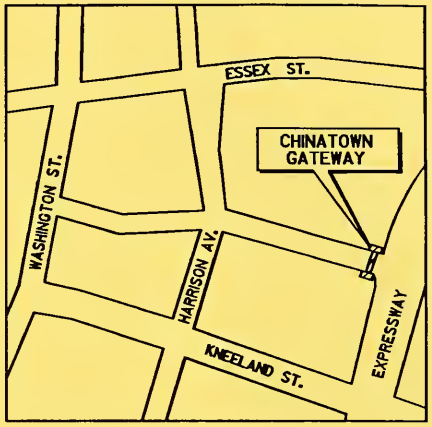
Custom House Site Schedule

Funding Approval	June 1989
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	
Issue RFP	
Receive Proposals	
Staff Recommend Consultant	
Board Approve Consultant	
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	
Advertisement for Bids	
Bids Received	
Board Award Construction Contract	
Pre Construction Conference	
Notice to Proceed	
Contract Completion Date	
Close Out	

Chinatown Gate

Background

The Chinatown Gateway was constructed by the Authority in 1982 with $335,000.00 from the Edward Ingersoll Browne Fund. Tiles, ornaments and sculpture were contributed by the Republic of China and local handling and storage contributed by the Chinese Consolidated Benevolent Association (CCBA). The Gate is the property of the BRA. Shortly after completion the roof tiles began to disintegrate, creating an unsafe situation for pedestrians. Temporary repairs have been made including the removal of all ceramic roof tiles and the installation of temporary roofing.



Status Solicitation of Qualifications

A preliminary budget of $220,000 has been established for this project. This budget covers anticipated expenses including labor for restoration and reconstruction, engineering and design services, additional laboratory testing of materials, and consultant services. New roofing tiles and technical assistance will be donated by the Republic of China via the Coordinating Council for North American Affairs. Coincidental to the restoration, the Chinese community has requested that the Gate pillars be painted red. An RFQ has been prepared and issued to local architectural firms.

Team

Lead Department	NHD
Manager	Dave Baker/Phil Zeigler
Engineer	Dick Hong

Cost	Billed	Estimate
Design		40,000
Cultural Consultant		10,000
Construction		220,000
Total		270,000

Funding

City Capital FY'88/FY'89	135,000
Browne Fund	35,000
Boston Edison	50,000
Total	220,000

Funds Needed **50,000**

Chinatown Gate Schedule

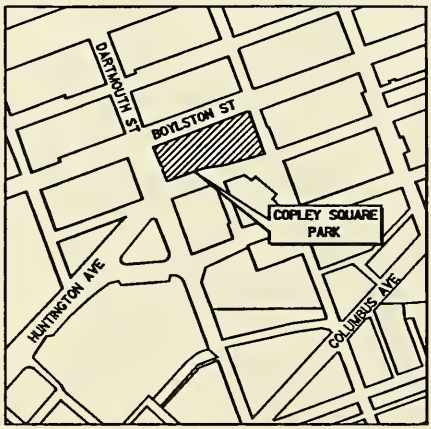
Funding Approval	June 1988
Board Approval Solicitation	
Solicit RFQ	July 1989
Short List Firms	
Issue RFP	
Receive Proposals	
Staff Recommend Consultant	
Board Approve Consultant	
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	
Advertisement for Bids	
Bids Received	
Board Award Construction Contract	
Pre Construction Conference	
Notice to Proceed	
Contract Completion Date	
Close Out	

BACK BAY/FENWAY

Copley Square Park

Background

The proposed work at Copley Square will include a new display fountain, irrigation and lighting systems, trees, landscaping, brick and granite walkway pavements, benches and various other park related items. Funds for park construction are being provided from City Capital, the Browne Fund, the Commonwealth of Massachusetts and the Copley Square Centennial Committee. (CSCC)



Status — 95% Construction

Ground breaking for Copley Square Park took place on October 9, 1987. Job site meetings occur on a weekly basis. A $90,000 change order will be funded by the Centennial Committee. On June 19, 1989 there was a ribbon cutting ceremony and the fountain was activated for testing. The remaining work includes punchlist items.

Team

Lead Department	EDS
Manager	Victor Karen
Design Engineer	Richard Hong
Construction Engineer	Basil Adams
Consultant	Clarke & Rapuano Inc.
Resident Engineer	Fay, Spofford & Thorndike
Contractor	John Mahoney Construction Co.

Cost	Billed	Estimate
Resident Engineer	167,913	181,000
Construction	3,776,051	4,180,710
Fountain		550,000
Contingency		291,503
Change Order		90,000
Total	3,943,964	5,236,000

Funding

City Capital FY'88 (Parks Dept.)	1,250,000
DEM	2,000,000
Browne Fund	150,000
CSCC	1,700,000
BRA	46,000
Total	5,146,000

Funds Needed-Phase I **90,000**

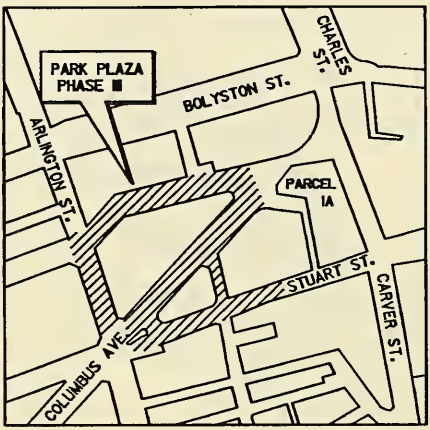
Copley Square Park Schedule

Funding Approval	
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	
Issue RFP	
Receive Proposals	
Staff Recommend Consultant	
Board Approve Consultant	
Contract Signed	10/4/85
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	6/18/87
Advertisement for Bids	7/1/87
Bids Received	7/30/87
Board Award Construction Contract	9/10/87
Pre Construction Conference	9/22/87
Notice to Proceed	9/24/87
Contract Completion Date	
Close Out	

Park PlazaPhase III

Background

The work for Phase III of the Park Plaza Urban Renewal Project consists of the redevelopment of the area between Park Plaza Hotel and the Motormart Garage. The last development Parcel 1A adjacent to this site has been designated. The Developer's plan will greatly impact Phase III.



Status — Program Development

A determination needs to be made whether to extend Universal's contract or issue an RFQ for a new consultant. As a result of the Fiscal Year 1989 budget, City Capital has been rescinded for the "Piano Row"/Phase IV portion of this project. A proposal has been prepared by Universal Engineering for the design portion of this project. A contract amendment was submitted in July for Board approval and due to agenda priorities was held for future action.

Team

Lead Department	UDD
Manager	Muhammad Sabur
Designer	Ann Johnson
Engineer	Richard Hong

Cost

	Billed	Estimate
Design		200,000
Construction		1,800,000
Total		2,000,000

Funding

City Capital FY'86/FY'89	2,010,000
Total Phases III	2,010,000

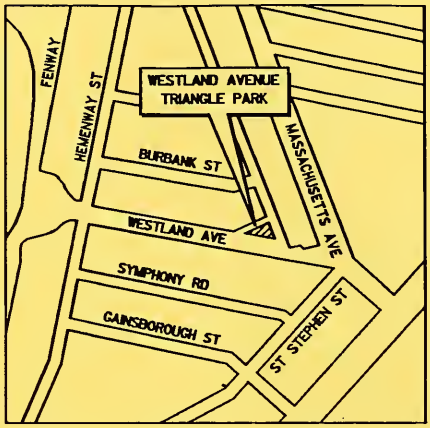
Park Plaza Phase III Schedule

Funding Approval	
Board Approval Solicitation	
Solicit RFQ	N/A
Short List Firms	
Issue RFP	
Receive Proposal	April 1989
Staff Recommend Consultant	
Board Approve Consultant	(September 1989)
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	
Advertisement for Bids	
Bids Received	
Board Award Construction Contract	
Pre Construction Conference	
Notice to Proceed	
Contract Completion Date	
Close Out	

Westland Avenue Triangle Park (Contract 14D)

Background

A result of major roadway realignments associated with the Fenway Urban Renewal Plan was the creation of a large/triangle island at the corner of New Edgerly Road and Westland Avenue. Originally intended to be improved with funds from an Urban System grant for Massachusetts Avenue, the triangle remains unimproved and a major concern for area residents, businesses, and institutions. Its transformation into an urban park is an important community benefit.



Status — 95% Design

Robert Stevenson and the Boston-Fenway Program Inc. has been working with Authority staff to design a mini-park for the site. As a result of a competition held by the Institute of Contemporary Arts a sculpture has been donated for the site. The artist, Taylor McLean is a Fenway resident. Preliminary construction estimates submitted by Universal Engineering exceed the available funds. The Authority has approved authorization to advertise a site preparation contract for Westland Triangle. Staff will reevaluate the current proposal for potential deductions and means to pursue additional funding. The project is on the Browne Fund's contingnecy list, and therefore could receive additional money if a shortfall is determined. The Boston Water and Sewer Commission has relocated a major water line that was under the site.

Team

Lead Department	UDD
Designer	Shirley Muirhead/Patrice Todisco
Engineer	Richard Hong
Consultant	Universal Engineering

Cost	Billed	Estimate
Design	16,826	30,000
Construction		270,000
Total	16,826	300,000

Funding

City Trusts	26,500
BRA	61,500
Browne Fund	35,000
Total	123,000

Funds Needed **177,000**

Westland Ave. Triangle Schedule

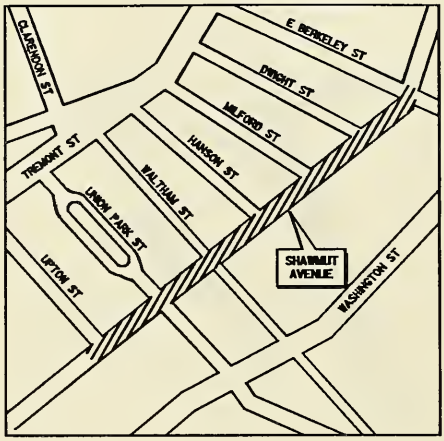
Funding Approval	
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	
Issue RFP	
Receive Proposals	
Staff Recommend Consultant	
Board Approve Consultant	
Contract Signed	
Preliminary Design	
50% Contract Documents	12/87
Bid Documents Complete	
Board Authorize Bidding	(September 1989)
Advertisement for Bids	
Bids Received	
Board Award Construction Contract	
Pre Construction Conference	
Notice to Proceed	
Contract Completion Date	
Close Out	

SOUTH END

Shawmut Avenue Phase I

Background

At the request of the Shawmut Avenue Neighborhood Association the Authority has prepared preliminary engineering estimates for the reconstruction of Shawmut Avenue between Upton and East Berkeley Streets. Scheduled work includes new street pavement, brick sidewalks, trees, and street lighting.



Status Design

Staff estimated that the reconstruction project for Shawmut Avenue will be $1,863,000. OCP approved $750,000 in Fiscal Year 1988. The project was delayed for a year due to a lack of sufficient funds. In FY 1989 OCP made up the difference and budgeted $1,863,000, as part of a new South End Loan Order. The Staff has recommended that Bryant Associates be approved as the consultant for design and engineering services and the preparation of contract documents. Construction Bids could be advertised in the Spring of 1990.

Team

Lead Department	NHD
Manager	Maria Faria
Engineer	William Barbato
Consultant	Bryant Associates

Cost	Billed	Estimate
Design		92,500
Construction		1,770,500
Total		1,863,000

Funding

City Capital FY 88/FY'89	1,863,000
Total	1,863,000

Shawmut Avenue Phase I Schedule

Funding Approval	June 1989
Board Approval Solicitation	9/29/88
Solicit RFQ	10/13/88
Short List Firms	11/16/88
Issue RFP	12/8/88
Receive Proposals	12/19/88
Staff Recommend Consultant	
Board Approve Consultant	5/25/89
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	
Advertisement for Bids	
Bids Received	
Board Award Construction Contract	
Pre Construction Conference	
Notice to Proceed	
Contract Completion Date	
Close Out	

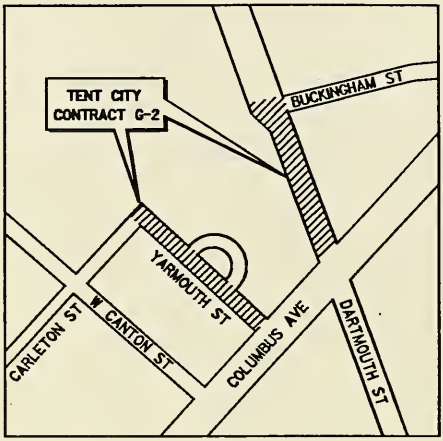
Tent City Infrastructure Yarmouth and Dartmouth Streets Contract G-2

Background

The reconstruction of Yarmouth and Dartmouth Streets is in conjunction with the Tent City Development. Scheduled work includes new street pavement, brick on concrete sidewalks, street lighting and trees.

Status 85% Constructed

Project was awarded on September 15, 1988 significantly below the budget. The Resident engineer, Bryant Associates, was approved on September 29, 1988. A change order was approved on October 13, 1988 to change the base for brick sidewalks from stonedust to concrete. Construction on Yarmouth Street is complete. Mario Susi began work on Dartmouth Street in the spring of 1989. The entire project should be complete by the end of the summer.



Team

Lead Department	NHD
Manager	John Noone
Engineer	William Barbato
Consultant	C.E. Maguire
Resident Engineer	Bryant Associates
Contractor	Mario Susi

Cost	Billed	Estimate
Resident Engineer	22,943	35,000
Design	82,310	82,524
Construction	205,462	548,408
Total	310,715	665,932

Funding

City Capital FY'85	132,424
CDAG	795,000
Total	929,195

Tent City Infrastructure Yarmouth and Dartmouth Streets Contract G-2 Schedule

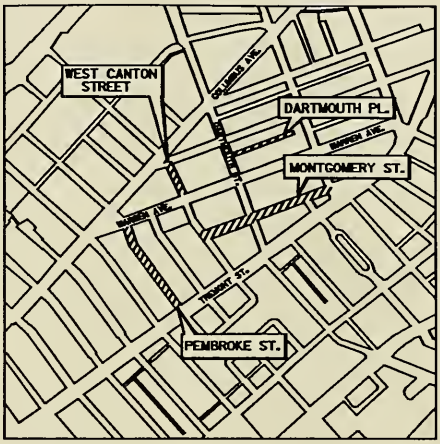
Funding Approval	
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	
Issue RFP	7/8/87
Receive Proposals	7/13/87
Staff Recommend Consultant	
Board Approve Consultant	
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	5/12/88
Advertisement for Bids	7/29/88
Bids Received	8/16/88
Board Award Construction Contract	9/15/88
Pre Construction Conference	10/6/88
Notice to Proceed	10/20/88
Contract Completion Date	8/30/89
Close Out	12/30/89

South End Street Improvements Contract J-2

Background

Scheduled street improvements for Contract J-2 include street and sidewalk reconstruction, tree planting, and new lighting. Streets in Contract J-2 are:

- Dartmouth Place
- West Canton Street
- Montgomery Street
- Pembroke Street



Status — 90% Design

This project has been reorganized. Dartmouth Place and West Canton Street were taken out of Contract E-2 and added to Contract J-2. West Springfield Street has been reprogrammed to accompany a housing development and Union Park Street has been deferred to allow completion of a major Boston Water and Sewer project on that street. Union Park Street is now the only street in Contract E-2. Request for Authorization to bid was sought in July of 1989. Due to pressing Board matters the Board action has been delayed.

Team

Lead Department	NHD
Manager	Maria Faria
Engineer	William Barbato
Consultant	C.E. Maguire
Resident Engineer	Bryant Associates

Cost	Billed	Estimate
Design	136,508	173,876
Construction	0	1,600,000
Resident Engineer	0	85,000
Total	136,508	1,858,876

Funding

City Capital FY'85	2,327,200
Total	2,327,200

Contract J-2 Schedule

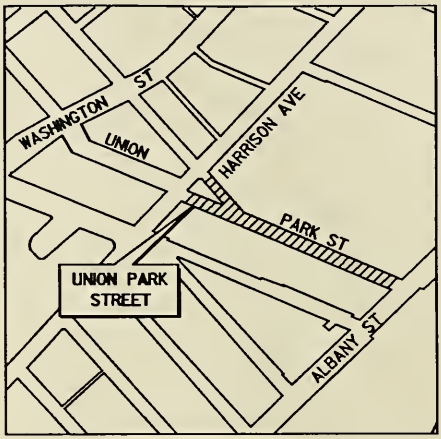
Funding Approval	
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	
Issue RFP	7/8/88
Receive Proposals	7/13/88
Staff Recommend Consultant	
Board Approve Consultant	
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	June 1989
Board Authorize Bidding	
Advertisement for Bids	
Bids Received	
Board Award Construction Contract	
Pre Construction Conference	
Notice to Proceed	
Contract Completion Date	
Close Out	

South End Street Improvements Contract E-2

Background

The Boston Water and Sewer Commission has work scheduled for Union Park Street, therefore it has been removed from Contract J-2, which is also 90% designed. It is assumed that Union Park Street will be completed at a later date, possibly, in coordination with the improvement work at Monsignor Lally Park.

- Union Park Street



Status — 90% Designed

C.E. Maguire has completed 90% design on E-2. A new estimate must be made for design and construction of Union Park Street. This will be the only street in this contract. Staff anticipates that bids for construction will be delayed following the construction of a major Boston Water and Sewer project in the area.

Team

Lead Department	NHD
Manager	Maria Faria
Engineer	William Barbato
Consultant	C.E. Maguire

Cost	Billed	Estimate
Design	55,786	
Construction		
Resident Engineer		
Total	55,786	

Funding

City Capital FY'85
Total

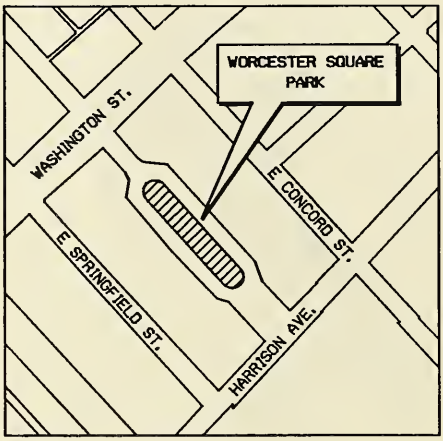
Contract E-2 Schedule

Funding Approval	
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	
Issue RFP	7/8/88
Receive Proposals	7/13/88
Staff Recommend Consultant	
Board Approve Consultant	
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	7/14/88
Advertisement for Bids	
Bids Received	
Board Award Construction Contract	
Pre Construction Conference	
Notice to Proceed	
Contract Completion Date	
Close Out	

Worcester Square Park Contract 50

Background

Worcester Square Park, originally laid out in 1851 as part of a residential development, has greatly deteriorated. Authority staff have been working closely with neighborhood residents toward the restoration of this historic park. Included in the proposed work is a new fountain, decorative fencing, tree and shrub planting, and lighting.



Status — 15% Construction

Engineering plans prepared by C.E. Maguire were reviewed by the Landmarks Commission. Bids for construction opened on June 21, 1988. A resident engineer was approved on September 29, 1988. Originally, the bids for the project were significantly above the funds available, and the project was divided into two phases. Since OCP budgeted additional funds in FY 1989, a change order can now be approved to allow the entire project to proceed. Currently, the BW&SC is placing a major line in the area; this is delaying the construction of the project.

Team

Lead Department	NHD
Manager	Maria Faria
Engineer	William Barbato
Designer	Patrice Todisco
Consultant	C.E. Maguire
Resident Engineer	Bryant Associates
Contractor	Brightway Construction

Cost Phase I	Billed	Estimate
Design	99,746	99,200
Construction Phase I	0	322,024
Resident Engineer Phase I	648	32,000
Total	100,394	665,068

Cost Phase II	Billed	Estimate
Resident Engineer Phase II		20,000
Construction Phase II		251,884
Total Phase II		271,884

Total Phases I & II	**713,108**

Funding

City Capital FY'85/'89	658,000
Browne Fund	70,000
Henderson Fund	20,000
Total	748,000

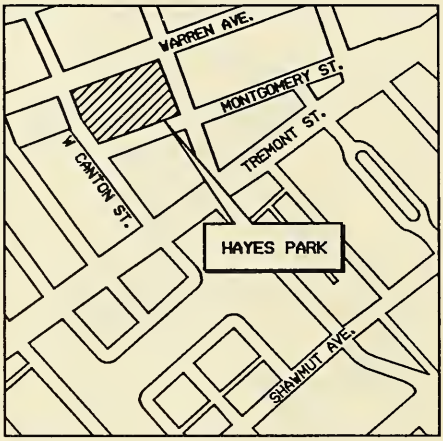
Worcester Square Park Contract 50 Schedule

Funding Approval	June1989
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	
Issue RFP	7/8/88
Receive Proposals	7/13/88
Staff Recommend Consultant	
Board Approve Consultant	
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	5/12/88
Advertisement for Bids	5/26/88
Bids Received	6/21/88
Board Award Construction Contract	2/16/89
Pre Construction Conference	4/4/89
Notice to Proceed	4/24/89
Contract Completion Date	
Close Out	

Hayes Park

Background

Located at the corner of West Canton Street and Warren Avenue in the South End Project Area, the BRA designed and built Hayes Park in 1969 on the site of a church that had been destroyed by fire. The site was cleared by dumping the burned timber and other debris into the pit of the church cellar, over which the park was built. Immediately after construction the park began to settle, causing the edge of the playground and pavement to buckle and in some cases pull up completely. The park has yet to stabilize. Other problems include a wall which is in a state of disrepair and a grassy slope that has created an isolated area. Play equipment for children is also in poor condition. Since its construction the park has not received capital funds.



Status Design

A neighborhood group has formed the Friends of Hayes Park to secure funding for necessary park improvements to include: filling the subsurface to prevent further settling, fencing the park, redesigning the play area and adding equipment, artwork, and additional trees which is estimated at $500,000. The Friends of Hayes Park have requested assistance with subsurface work necessary to stabilize the park. It is expected that this will be the catalyst for private investment to support proposed improvements. The staff has recomended Paul C.K. Lu Associates as the consultant for this project. Bids could be advertised in the early spring of 1990.

Team

Lead Department	UDD
Manager	Maria Faria
Designer	Anne Johnson
Engineer	William Barbato
Consultant	Paul C.K. Lu Associates

Cost	Billed	Estimate
Wall Repair	9,516	
Design		58,400
Construction		441,600
Total	9,516	500,000

Funding

City Capital FY'89	500,000
Total	500,000

Hayes Park Schedule

Funding Approval	June 1989
Board Approval Solicitation	9/29/88
Solicit RFQ	10/14/88
Short List Firms	11/16/88
Issue RFP	12/5/88
Receive Proposals	12/15/88
Staff Recommend Consultant	
Board Approve Consultant	5/25/89
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	
Advertisement for Bids	
Bids Received	
Board Award Construction Contract	
Pre Construction Conference	
Notice to Proceed	
Contract Completion Date	
Close Out	

Monsignor Lally Park

Background

This project proposes that Waltham Square, located in the South End Urban Renewal Area, be restored and renamed Monsignor Francis J. Lally Park. Owned by the Parks Department the square is in disrepair and contains two of the largest and finest specimens of English Elms to be found in the Boston area. It is surrounded by a wrought iron fence of unique Victorian design that needs restoration. Improvements will feature an appropriate monument, seating, and a flower garden.

Status — Consultant Selected

In October, 1987, the Authority approved authorization to advertise for qualifications for the preparation of construction contract documents and specifications. It was further voted that a five member memorial committee be appointed to sponsor the funding and design of an appropriate memorial. Moriece & Gary has been selected as the consultant, but a contract has not been signed. The Authority has funded $26,000 from gross disposition proceeds for the design of this project. Funding for construction will be sought from the Browne Fund, the Henderson Fund and other private funding sources.

Team

Lead Department	UDD
Manager	Maria Faria
Designer	Shirley Muirhead
Engineer	William Barbato
Consultant	Moriece & Gary

Cost	Billed	Estimate
Design		30,000
Construction		299,000
Total		329,000
Funding		**0**
Funds Needed		**329,000**

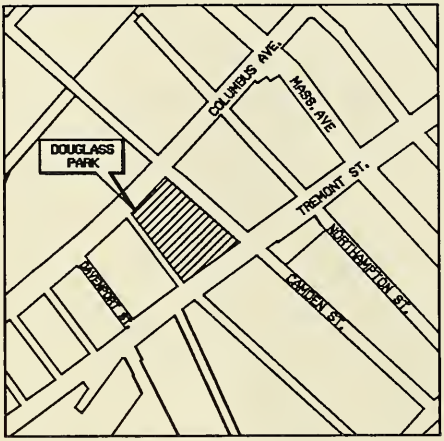
Monsignor Lally Park Schedule

Funding Approval	
Board Approval Solicitation	10/22/87
Solicit RFQ	1/11/88 *
Short List Firms	4/13/88
Issue RFP	7/7/88
Receive Proposals	7/12/88
Staff Recommend Consultant	7/13/88
Board Approve Consultant	10/26/88
Contract Signed	pending
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	
Advertisement for Bids	
Bids Received	
Board Award Construction Contract	
Pre Construction Conference	
Notice to Proceed	
Contract Completion Date	
Close Out	

Douglass Plaza: Parcel 16

Background

To accompany the Douglass Plaza Housing Development the city will construct Douglass Park, a new street, between Columbus and Tremont Street, and a small plaza located on the site. Scheduled work includes new street pavement, brick on bituminous concrete sidewalks, street lighting and trees.



Status Design

H. W. Moore was selected as the engineering and design consultant on the 26th of January 1989. The firm of Schreiber & Associates will provide supporting site planning and landscape architectural input. The Authority would like to transfer the supervision of this project to the developer.

Team

Lead Department	NHD
Manager	Laura Burns
Designer	Ann Johnson
Engineer	William Barbato
Consultant	H.W. Moore

Cost Billed Estimate

Design & Resident Engineer	84,500
Construction	882,200
Total	966,700

Funding

CDAG '87	966,700
Total	966,700

Douglass Plaza: Parcel 16 Schedule

Funding Approval	1987
Board Approval Solicitation	10/13/88
Solicit RFQ	10/14/88
Short List Firms	11/9/88
Issue RFP	11/15/88
Receive Proposals	12/2/88
Staff Recommend Consultant	1/26/89
Board Approve Consultant	1/26/89
Contract Signed	1/27/89
Preliminary Design	4/5/89
50% Contract Documents	
Bid Documents Complete	11/89
Board Authorize Bidding	
Advertisement for Bids	
Bids Received	
Board Award Construction Contract	
Pre Construction Conference	
Notice to Proceed	
Contract Completion Date	
Close Out	

Castle Square Housing

Background

Castle Square is a housing project in the South End. Recently, the project was sold. OCP has provided some funding for reconstruction of public roadways, sidewalks and parking lots within this development.

Status — Program Development

The request of funds for Castle Square Housing was placed through the Mayor's Office. The Office of Capital Planning will provide $2,000,000 as the City's total contribution to this project. The cost estimates were provided by the Boston Public Works Department.

Team

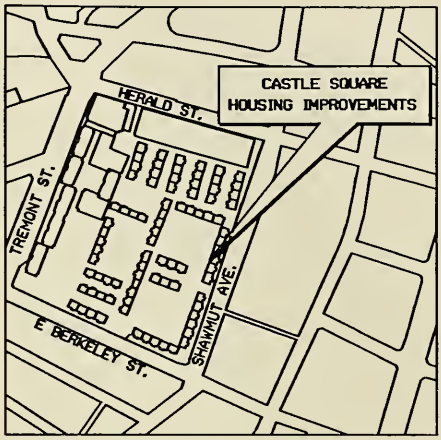
Lead Department	NHD
Manager	Ron Fong
Engineer	Bill Barbato

Cost

	Billed	Estimate
Design & Resident Engineer		200,000
Construction		1,800,000
Total		2,000,000

Funding

City Capital FY'89	2,000,000
Total	2,000,000



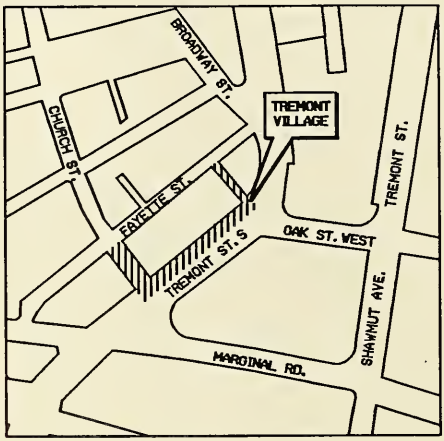
Castle Square Housing Schedule

Funding Approval	June 1989
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	
Issue RFP	
Receive Proposals	
Staff Recommend Consultant	
Board Approve Consultant	
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	
Advertisement for Bids	
Bids Received	
Board Award Construction Contract	
Pre Construction Conference	
Notice to Proceed	
Contract Completion Date	
Close Out	

Tremont Village Streetscape

Background

The project consists of new brick sidewalks, street trees, and lighting to compliment 20 units of recently completed affordable housing at the intersection of Tremont and Church Streets. Accordingly, construction for the streetscape improvements is contemplated for the Summer of 1989. The Boston Public Works Department will provide routine maintenance. This project should not increase the cost of maintenance.



Status — Design

The Urban Design staff has completed a schematic design and a budget for the project. This project has been fullly funded for Fiscal Year 1989. This project has been included in a existing Bayside Engineering contract.

Team

Lead Department	UDD
Manager	Juan Loveluck/Victor Karen
Engineer	Richard Hong
Landscape Architect	Ann Johnson
Consultant	Bayside Engineering

Cost	Billed	Estimate
Design		33,000
Construction		250,000
Total		283,000

Funding

Design	33,000
Construction	250,000
Total City Capital FY'89	283,000

Tremont Village Schedule

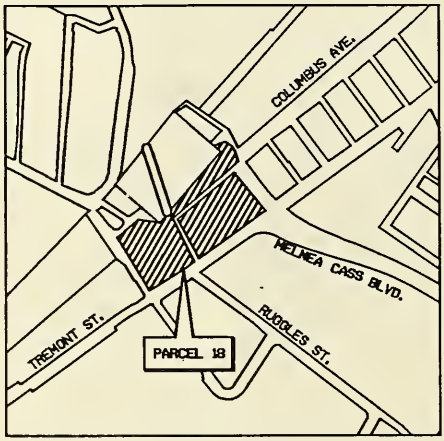
Funding Approval	June 1989
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	
Issue RFP	
Receive Proposals	
Staff Recommend Consultant	
Board Approve Consultant	7/27/89
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	
Advertisement for Bids	
Bids Received	
Board Award Construction Contract	
Pre Construction Conference	
Notice to Proceed	
Contract Completion Date	
Close Out	

ROXBURY

Parcel 18 Plaza

Background

Parcel 18 and Kingston/Bedford are linked as development sites in the first parcel to parcel linkage project. This $500 million development will provide economic benefits to Roxbury and Chinatown. The Parcel 18 Plaza will consist of a central plaza with fountain, brick paving with granite feature strips, trees, art work, lighting and special seating. The site work will be provided by the city to encourage development of this new office center in Roxbury.



Status — Program Development

The Office of Capital Planning budgeted $2,010,000 as the total amount the city would allocate for capital improvements for this project. It is anticipated that the developer will take over responsibility for design and construction of the plaza site improvements. The BRA will monitor the expenditure of funds.

Team

Lead Department	UDD
Manager	Shirley Muirhead
Engineer	Bill Barbato

Cost	Billed	Estimate
Design		260,000
Construction		1,750,000
Total		2,010,000

Funding

Design	260,000
Construction	1,750,000
Total	2,010,000

Parcel 18 Plaza Schedule

Funding Approval	June 1989
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	
Issue RFP	
Receive Proposals	
Staff Recommend Consultant	
Board Approve Consultant	
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	
Advertisement for Bids	
Bids Received	
Board Award Construction Contract	
Pre Construction Conference	
Notice to Proceed	
Contract Completion Date	
Close Out	

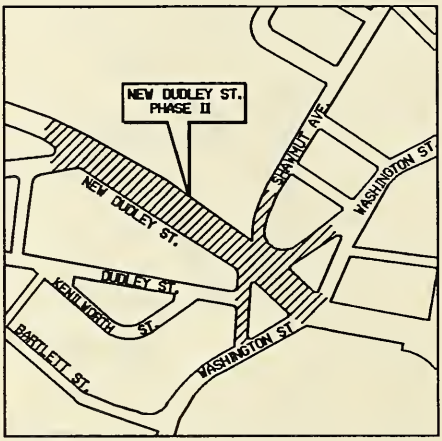
New Dudley Street Phase II

Background

New Dudley Phase II represents the missing link of approximately 1,000 feet of roadway between New Dudley Street Phase I and the Washington Street Dudley Terminal Area. Federal/State funds will be the source for the acquisition, relocation, demolition, and construction of this roadway.

Status — 75% Design

Green International's contract has been extended to complete the design of this project. Fiscal Year '89 Capital Funds in the amount of $70,000 were approved to cover this cost. In addition, some $80,000 in CDBG funds are pending approval at the P.F.D. The MDPW will not process the demolition work until the Phase II Archaeological survey has been reviewed. This must be complete before any construction can begin.. Construction should take place in 1992.



Team

Lead Department	NHD
Manager	Dave Baker
Engineer	Bill Barbato
Consultant	Green International

Cost	Billed	Estimate
Design	86,925	140,000
Total	86,925	140,000

Funding

City Capital FY'89	70,000
CDBG	80,032
Total	150,032

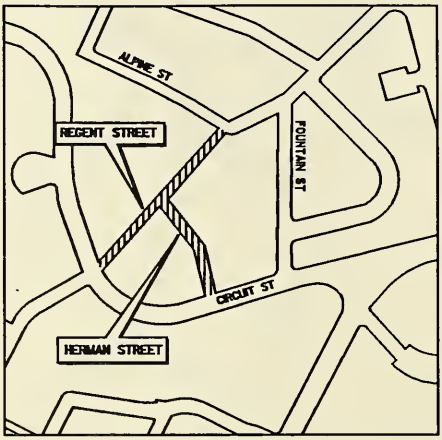
New Dudley Street Phase II Schedule

Funding Approval	June 1989
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	
Issue RFP	
Receive Proposals	
Staff Recommend Consultant	
Board Approve Consultant	4/15/87
Contract Signed	7/11/89
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	
Advertisement for Bids	
Bids Received	
Board Award Construction Contract	
Pre Construction Conference	
Notice to Proceed	
Contract Completion Date	
Close Out	

Fountain Hill Square (Regent & Herman Streets)

Background

The reconstruction of Regent Street (Alpine to Circuit) and Herman Street (Circuit to Regent), which were discontinued in the 1960's, is necessary to support the construction of 124 units of new housing, 35% of which are to be affordable. Although the housing is scheduled to be completed in three phases, there will be just two phases of capital improvements.



Status — 80% Construction

The Authority approved final designation in October, 1987. Phase I plans will include new water and sewer lines, rehabilitated storm drains, street lighting, temporary sidewalks and new house connections to the property lines. The second phase of work will install a wearing course for the roadway, permanent concrete sidewalk and plant the street trees. These changes have increased the original construction estimate by $116,000. The $200,000 requested for Fiscal Year 1989 has been granted for Phase II.

Team

Lead Department	NHD
Manager	David Baker
Design Engineer	William Barbato
Construction Engineer	Basil Adams
Consultant	Fay, Spofford & Thorndike
Contractor	Mario Susi

Cost Phase I	Billed	Estimate
Design	97,959	98,000
Construction	397,958	569,608
Resident Engineer	108,487	35,000
Subtotal	604,404	702,608

Cost Phase II	
Design	10,000
Construction	158,000
Resident Engineer	19,000
Subtotal	187,000

Total	**889,608**

Funding

City Capital FY 86/'89	890,000
Total	890,000

(Regent & Herman Streets) Schedule

Funding Approval	
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	
Issue RFP	
Receive Proposals	
Staff Recommend Consultant	
Board Approve Consultant	
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	
Advertisement for Bids	7/29/88
Bids Received	8/18/88
Board Award Construction Contract	10/26/88
Pre Construction Conference	3/21/89
Notice to Proceed	3/30/89
Contract Completion Date	
Close Out	

Washington Park Street Improvements, Contract E

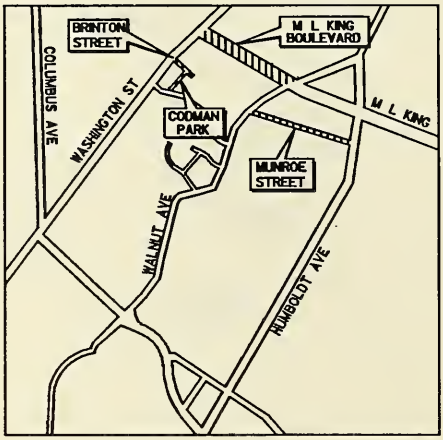
Background

As part of the Washington Park Urban Renewal Plan; Capital Funds have been allocated for Street Improvements Contract E. The development program includes new pavement, concrete sidewalks, street lights, trees and other appurtenances for the following streets:

- Brinton Street
- Codman Park
- Munroe Street, and a portion of
- Martin Luther King Boulevard.

Status 95% Constructed

Design work for Contract E was completed by Fay, Spofford & Thorndike. Mahoney Construction was awarded the construction contract. Six trees need to be replaced on Munroe Street and three new light poles are going to be relocated because of overhead wiring. This work will complete the contract in the Summer of '89.



Team

Lead Department	NHD
Manager	David Baker
Design Engineer	William Barbato
Construction Engineer	Basil Adams
Consultant	Fay, Spofford & Thorndike
Contractor	John Mahoney

Cost	Billed	Estimate
Design	104,274	119,000
Construction	465,806	585,557
Resident Engineer		
Total	570,080	704,557

Funding

City Capital FY 85/'89	705,000
Total	705,000

Washington Park Street Improvements, Contract E Schedule

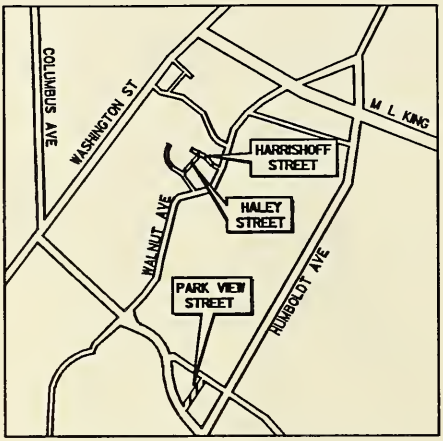
Funding Approval	
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	
Issue RFP	
Receive Proposals	
Staff Recommend Consultant	
Board Approve Consultant	
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	.9/9/86
Advertisement for Bids	.5/1/87
Bids Received	5/19/87
Board Award Construction Contract	8/13/87
Pre Construction Conference	9/22/87
Notice to Proceed	9/24/87
Contract Completion Date	
Close Out	

Washington Park Street Improvements, Contract F

Background

As part of the Washington Park Urban Renewal Plan, Capital Funds have been allocated for street improvements Contract F. The development program includes new pavement, concrete sidewalks, street lights, trees and other appurtenances for the following streets:

- Dunford Street,
- Haley Street,
- Harrishof Street, and
- Park View Street.



Status 99% Construction

Design work for contract F has been completed by Fay, Spofford & Thorndike. Mario Susi and Son was awarded construction contract. The funds needed to complete construction will come out of a pool of funds granted to complete all of the Washington Park Streets. The remaining work in this project will be the planting of thirty trees on Dunford, Haley, Harrishof and Parkview Streets. The work should be complete in the Summer of 1989. The final punchlist has been prepared. The final bill has not been submitted.

Team

Lead Department	NHD
Manager	Dave Baker
Design Engineer	William Barbato
Construction Engineer	Basil Adams
Consultant	Fay, Spofford & Thorndike
Contractor	Mario Susi & Son

Cost	Billed	Estimate
Design	63,324	74,000
Construction	267,652	350,394
Resident Engineer		
Total	330,976	424,394

Funding

City Capital FY 85/'89	487,700
Total	487,700

Washington Park Street Improvements, Contract F Schedule

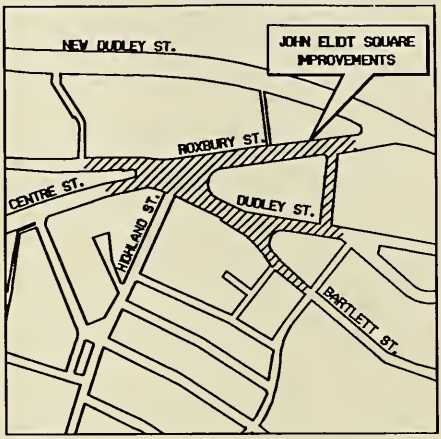
Funding Approval	
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	
Issue RFP	
Receive Proposals	
Staff Recommend Consultant	
Board Approve Consultant	
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	.5/7/87
Advertisement for Bids	9/18/87
Bids Received	10/6/87
Board Award Construction Contract	12/17/87
Pre Construction Conference	4/21/88
Notice to Proceed	4/20/88
Contract Completion Date	9/15/89
Close Out	

John Eliot Square

Background

John Eliot Square, the node of the Highland Park area, is located within the Kittredge Square and Campus High Urban Renewal areas. The importance of its reconstruction to the area's revitilization cannot be minimized. The Urban Renewal plan calls for the creation of public open space and pedestrian walkways, as well as fostering new development. The project is being developed in concert with the Mass Department of Environment Management as part of the Heritage State Park program. Traffic flow and lighting needs will be greatly improved, streets and sidewalks will be reconstructed. Specific streets included in this project are:

- Bartlett,
- Dudley,
- Kenilworth,
- King,
- Putnam, and
- Roxbury.



Status 25% Program Development

The delay of this project results from the inability of the Authority to spend City Capital until the DEM money is secured. The DEM money is being held by the State until they solve fiscal problems

Team

Lead Department	NHD
Manager	Joan Smith/Leon Jacklin
Engineer	William Barbato
Consultant	Green International

Cost	Billed	Estimate
Design	21,281	321,800
Construction		2,079,200
Total	21,281	2,401,000

Funding

City Capital FY 87	1,000,000
State DEM	800,000
CDBG (-19,000)	0
Total	1,800,000

Funds Needed **601,000**

John Eliot Square Schedule

- Funding Approval
- **Board Approval Solicitation**
- Solicit RFQ
- Short List Firms
- Issue RFP
- Receive Proposals
- Staff Recommend Consultant
- **Board Approve Consultant**
- Contract Signed
- Preliminary Design
- 50% Contract Documents
- Bid Documents Complete
- **Board Authorize Bidding**
- Advertisement for Bids
- Bids Received
- **Board Award Construction Contract**
- Pre Construction Conference
- Notice to Proceed
- Contract Completion Date
- Close Out

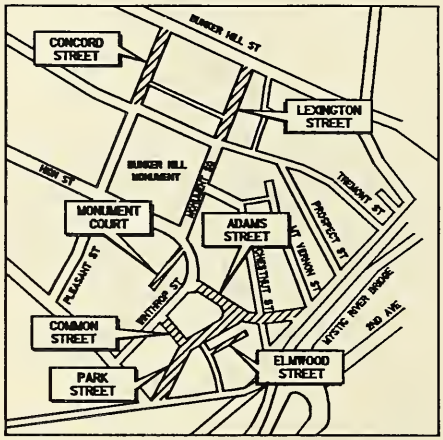
CHARLESTOWN

Adams Training Field Area Street Improvements Contract V-4

Background

Contract V-4 provides for street improvements in the Adams Training Field Area of Charlestown. Streets included in this contract are:

- Adams Street - Winthrop St. to Lowney Way
- Common Street - Winthrop St. to Adams St.
- Concord Street - Monument Sq. to Bunker Hill St.
- Ellwood Street - Putnam to end
- Lexington Street - Monument Sq. to Bunker Hill St.
- Monument Court - Winthrop St. to end, and
- Ferrin Street - Lowney Way to end.



Status — 70% Designed

Design work is 70% complete for Contract V-4. The Board has extended Edward's & Kelcey's contract, but there is no progress in design.

Team

Lead Department	HPD
Manager	Jim Sullivan
Engineer	John Tomasz
Consultant	Edward & Kelcey

Cost	Billed	Estimate
Design	25,149	100,000
Construction		1,100,000
Total	25,149	1,200,000

Funding

City Capital FY 85	1,200,000
Total	1,200,000

Adams Training Field Area Schedule

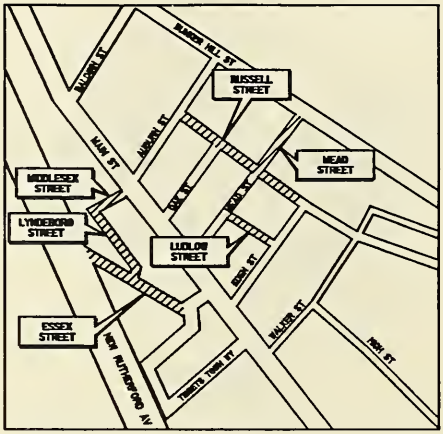
Funding Approval	
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	
Issue RFP	
Receive Proposals	
Staff Recommend Consultant	
Board Approve Consultant	
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	
Advertisement for Bids	
Bids Received	
Board Award Construction Contract	
Pre Construction Conference	
Notice to Proceed	
Contract Completion Date	
Close Out	

Mishawum Area Street Improvements Contract W-4

Background

Street Improvements Contract W-4 provides for improvements to the following streets in the Mishawum area of Charlestown:

- Essex Street-Rutherfrod Ave. to Lyndeboro St.
- Ludlow Street-Mead St. to Eden Street
- Lyndeboro Street-Middlesex St. to Essex St.
- Mead Street-Russell St. to Bunker Hill Ave.
- Middlesex Street-Lyndeboro St. to Main St., and
- Russell Street-Auburn St. to Eden Street.



Status — 100% Designed

The Board approved the extension of the design contract. Project is ready to advertise for bids.

Team

Lead Department	HPD
Manager	Jim Sullivan
Design Engineer	John Tomasz
Consultant	Edwards & Kelcey

Cost	Billed	Estimate
Design	28,607	105,000
Construction		910,000
Total	28,607	1,015,000

Funding

City Capital FY '85	1,015,000
Total	1,015,000

Mishawum Area Schedule

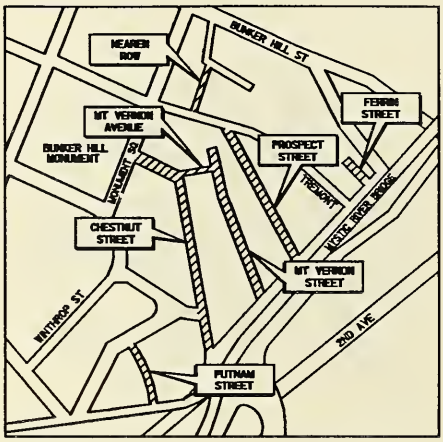
- Funding Approval
- **Board Approval Solicitation**
- Solicit RFQ
- Short List Firms
- Issue RFP
- Receive Proposals
- Staff Recommend Consultant
- **Board Approve Consultant**
- Contract Signed
- Preliminary Design
- 50% Contract Documents
- Bid Documents Complete
- **Board Authorize Bidding**
- Advertisement for Bids
- Bids Received
- **Board Award Construction Contract**
- Pre Construction Conference
- Notice to Proceed
- Contract Completion Date
- Close Out

Mt. Vernon Avenue Area Street Improvements Contract V-2

Background

Street Improvements Contract V-2 provides for improvements to the following streets in the Mt. Vernon Avenue Area of Charlestown:

- Chestnut Street-Mt. Vernon Ave. to Lowney Way
- Mt. Vernon Avenue-Chestnut St. to Mt. Vernon St.
- Mt. Vernon Street-Lowney Way to Dead End
- Nearen Row-Tremont St. to Lowney Way
- Seminary Street-Austin St. to Lawrence St.
- Prospect Street-Lowney Way to Tremont Street, and
- Putnam Street-Lowney Street to Common Street.



Status — 95% Designed

The Board approved the extension of the design contract.

Team

Lead Department	HPD
Manager	Jim Sullivan
Design Engineer	John Tomasz
Consultant	Edwards & Kelcey

Cost	Billed	Estimate
Design	56,551	90,000
Construction		1,290,000
Total	56,551	1,380,000

Funding

City Capital FY 85	1,380,000
Total	1,380,000

Mt. Vernon Ave. Area Schedule

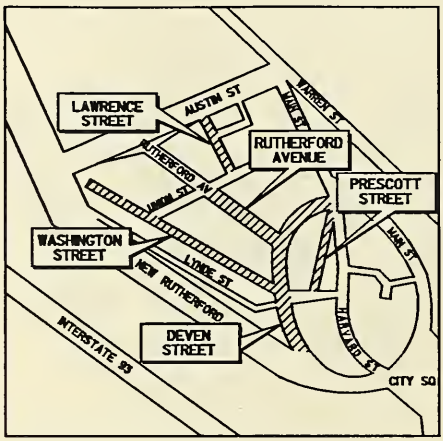
- Funding Approval
- **Board Approval Solicitation**
- Solicit RFQ
- Short List Firms
- Issue RFP
- Receive Proposals
- Staff Recommend Consultant
- **Board Approve Consultant**
- Contract Signed
- Preliminary Design
- 50% Contract Documents
- Bid Documents Complete
- **Board Authorize Bidding**
- Advertisement for Bids
- Bids Received
- **Board Award Construction Contract**
- Pre Construction Conference
- Notice to Proceed
- Contract Completion Date
- Close Out

Rutherford Avenue Area Street Improvements Contract X-2

Background

Street Improvements Contract X-2 provides for improvement to the following streets in the Rutherford Avenue Area of Charlestown:

- Devens-Main to Old Rutherford Avenue
- Lawrence Street-Austin St. to Union St.
- Prescott Street-Devens St. to Washington St.
- Old Rutherford Avenue-Union St. to City Square, and
- Washington Street-Austin St. to Old Rutherford Ave.



Status — 65% Designed

Design work is 65% complete, and the Board approved the extensionof the design contract.

Team

Lead Department	HPD
Manager	Jim Sullivan
Design Engineer	John Tomasz
Consultant	Edwards & Kelcey

Cost	Billed	Estimate
Design	19,585	108,000
Construction		900,000
Total	19,585	1,008,000

Funding

City Capital FY 85	1,008,000
Total	1,008,000

Rutherford Ave. Area Schedule

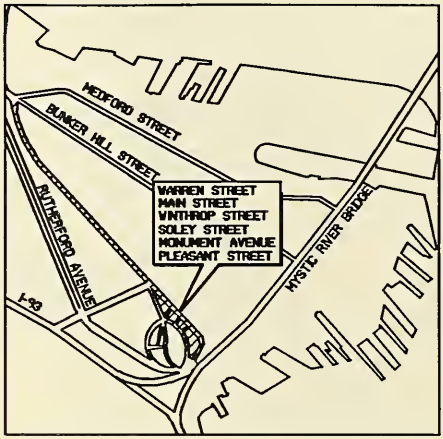
- Funding Approval
- **Board Approval Solicitation**
- Solicit RFQ
- Short List Firms
- Issue RFP
- Receive Proposals
- Staff Recommend Consultant
- **Board Approve Consultant**
- Contract Signed
- Preliminary Design
- 50% Contract Documents
- Bid Documents Complete
- **Board Authorize Bidding**
- Advertisement for Bids
- Bids Received
- **Board Award Construction Contract**
- Pre Construction Conference
- Notice to Proceed
- Contract Completion Date
- Close Out

Main Street Area Street Improvements Contract Z-5

Background

Contract Z-5 provides for street improvements in the Main Street area of Charlestown. Streets included in this contract are:

- Main Street, Sullivan Square to City Square
- Warren Street, Thompson Square to City Square
- Pleasant Street-Main to Warren
- Monument Avenue-Main to Warren, and
- Soley Street-Main to Warren.



Status — Complete

Construction for this project has been funded through Mass DPW, except for non-participating items, such as brick sidewalks, which have been funded through City Capital. John Mahoney Construction was awarded the contract. A final billing is expected.

Team

Lead Department	HPD
Manager	Jim Sullivan
Design Engineer	John Tomasz
Construction Engineer	Basil Adams
Consultant	Edwards & Kelcey
Contractor	John Mahoney Construction/Aetna

Cost	Billed	Estimate
Construction and Non participating items	394,586	400,000
Total	394,586	400,000

Funding

City Capital FY 85	365,500
Total	365,500

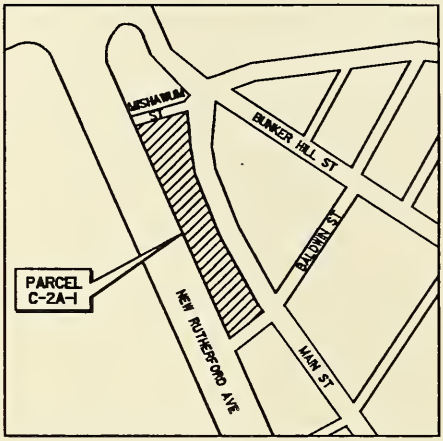
Main Street Schedule

- Funding Approval
- **Board Approval Solicitation**
- Solicit RFQ
- Short List Firms
- Issue RFP
- Receive Proposals
- Staff Recommend Consultant
- **Board Approve Consultant**
- Contract Signed
- Preliminary Design
- 50% Contract Documents
- Bid Documents Complete
- **Board Authorize Bidding**
- Advertisement for Bids
- Bids Received
- **Board Award Construction Contract**
- Pre Construction Conference
- Notice to Proceed
- Contract Completion Date
- Close Out

Charbonier Way Parcel C-2A-1

Background

This new roadway will service 32 new units of housing to be constructed on an Authority owned Parcel C-2 on Main St. near Sullivan Square in Charlestown; approximately 90% of these units will be affordable under the Mayor's guidelines. The roadway will be turned over to the City when complete. Project funds will be used for design, advertisement, contract award, construction, and site supervision.



Status — 80% Construction

Board awarded construction contract to Mario Susi & Sons in September 1988. A shortfall was identified in the amount of $23,000. The Authority sought funding through a FY'89 CIP request. The request was not budgeted, and the Authority paid the $23,000 shortfall. A change order is expected to increase the amount of the shortfall. A final cost estimate is expected.

Team

Lead Department	HPD
Manager	Jim Sullivan
Engineer	John Tomasz
Consultant	Edwards & Kelcey
Contractor	Mario Susi

Cost	Billed	Estimate
Design	40,568	68,000
Construction	304,394	348,039
Change Order	21,429	40,000
Total	366,391	456,039

Funding

City Capital FY 88/'89	420,000
BRA	23,000
Total	443,000

Funds Needed **13,039**

Charbonier Way Schedule

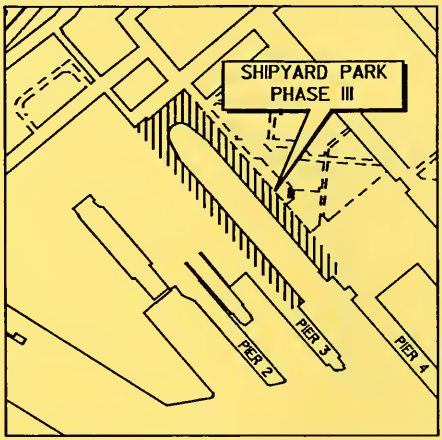
Funding Approval	
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	
Issue RFP	
Receive Proposals	
Staff Recommend Consultant	
Board Approve Consultant	
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	6/23/88
Advertisement for Bids	7/2/88
Bids Received	7/15/88
Board Award Construction Contract	7/28/88
Pre Construction Conference	9/23/88
Notice to Proceed	10/11/88
Contract Completion Date	
Close Out	

CHARLESTOWN NAVY YARD

Shipyard Park Phase III/Phase I

Background

Shipyard Park, in the Navy Yard, is comprised of a large, gently rolling landscaped area with tree-lined paths, shrubs, flower beds, a children's playground, a large granite fountain designed to evoke the industrial quality of the Yard. The Open Green Space, known as Phase I of Shipyard Park, was completed in 1982 at a total cost of $2.3 million. Phase II includes Pier 4 which features a public dock and serves as the home for the Courageous Sailing Center offering boating programs for Boston's youths. Many public waterfront festivities take place on or in proximity to Pier 4, such as the Tugboat Muster, the Antique Boat Regatta, and the BRA's Harborpark Day.



Status — 99% Constructed

Phase III of Shipyard Park includes improvements to the historic Drydock II which dates from the 1890's. Drydock II is permanently flooded. When completed, it will have a pedestrian promenade constructed around its perimeter with appropriate lighting, landscaping, and benches. The landscape improvements will serve to integrate the park with the Boston National Historical Park area, and the proposed Constitution Museum extension.

Team

Lead Department	EDS
Manager	Paul Reavis
Engineer	John Tomasz
Construction Engineer	Basil Adams
Consultant	Browne & Rowe
Contractor	McCourt Construction

Cost	Billed	Estimate
Design	243,930	243,930
Construction	1,170,210	1,378,706
Total	1,414,140	1,622,636

Funding

City Capital FY 86	795,000
CZM	560,000
Total	1,355,000

Shipyard Park Phase III Schedule

Funding Approval	
Board Approval Solicitation	
Solicit RFQ	12/12/84
Short List Firms	2/14/85
Issue RFP	
Receive Proposals	1/11/85
Staff Recommend Consultant	
Board Approve Consultant	3/21/85
Contract Signed	5/31/85
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	3/6/86
Advertisement for Bids	4/5/86
Bids Received	4/22/86
Board Award Construction Contract	9/9/86
Pre Construction Conference	
Notice to Proceed	10/26/87
Contract Completion Date	
Close Out	

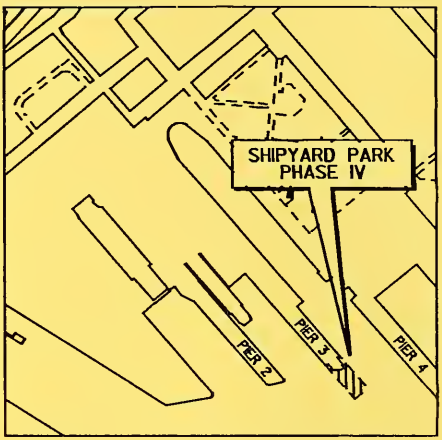
Shipyard Park Phase IV - Pier 3 Extension

Background

The Phase IV development program features the reconstruction of Pier 3 to its original length of 850 feet. Upon completion, Pier 3 will be devoted to 100% public use including public docking and the museum boats of New England Historic Seaport. The extended pier would allow for an International Port of Call for visiting Tall Ships.

Status — 10% Design

Preliminary engineering estimates indicate the cost of the project to be approximately $3,575,000. Staff is continuing with program development and identification of potential funding sources. Bryant Associates has been selected as the consultant for the project.



Team

Lead Department	HPD
Manager	Bob Rush
Engineer	John Tomasz
Designer	David Carlson
Consultant	Bryant Associates

Cost	Billed	Estimate
Design		219,000
Construction		3,587,000
Total		3,800,000

Funding

City Capital FY'89	112,500
DEM	112,500
Total	225,000

Funds Needed **3,575,000**

Pier 3 Extension Schedule

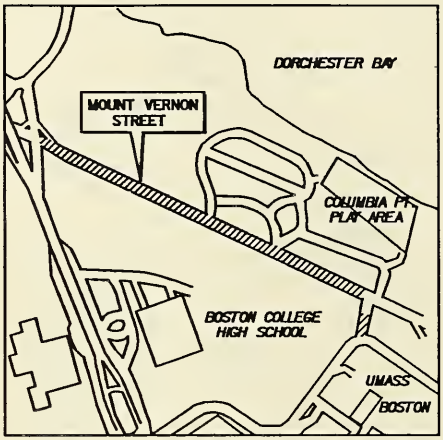
Funding Approval	
Board Approval Solicitation	10/8/87
Solicit RFQ	1/14/88
Short List Firms	3/18/88
Issue RFP	10/20/88
Receive Proposals	11/21/88
Staff Recommend Consultant	
Board Approve Consultant	1/26/89
Contract Signed	6/8/89
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	
Advertisement for Bids	
Bids Received	
Board Award Construction Contract	
Pre Construction Conference	
Notice to Proceed	
Contract Completion Date	
Close Out	

HARBOR

Mount Vernon Street Phase I

Background

This project provides for the reconstruction of Mount Vernon Street, the establishment of a connection to the existing U/Mass loop road system, and the construction of new entryways to Harbor Point and the Bayside Expo Center. Specifically, work will include new paving, curbing, sidewalks, lighting, and trees. The reconstructed roadway will serve the Bayside Exposition Center and the 1300 units of housing at Harbor Point.



Status — 99% Constructed

The contract completion date was December 13, 1988.

Team

Lead Department	EDS
Manager	Richard Garver
Engineer	John Tomasz
Consultant	Universal Engineering
Contractor	John Mahoney Const.

Cost	Billed	Estimate
Design	78,232	183,443
Resident Engineer	39,324	85,000
Construction	1,733,576	2,179,900
PIC		48,905
Total	1,851,132	2,497,248

Funding

UDAG	1,884,626
CDBG (for Design only)	167,385
City Capital FY'89(PWD)	374,680
Total	2,426,691

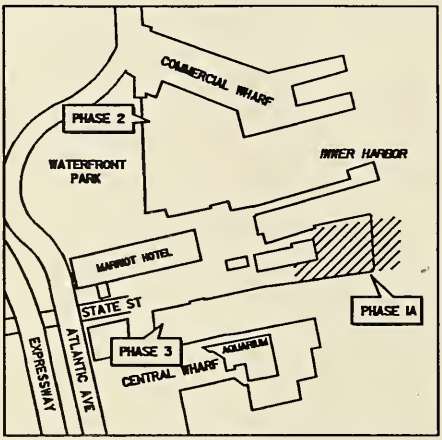
Mount Vernon Phase I Street Schedule

Funding Approval	
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	
Issue RFP	
Receive Proposals	
Staff Recommend Consultant	
Board Approve Consultant	
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	12/17/87
Advertisement for Bids	1/15/88
Bids Received	1/29/88
Board Award Construction Contract	5/12/88
Pre Construction Conference	5/17/88
Notice to Proceed	6/13/88
Contract Completion Date	
Close Out	

Long Wharf Park Phase IA

Background

Phase IA consists of 1.1 acres at the Wharf's end. The Northern half, funded by the MBTA, was completed by Schiavone Construction in December, 1988 and incorporates Blue Line vent shafts and an emergency exit into a Shade Pavillion with lighted seating areas. The southern half requires further earthwork, utility installation, lighting, granite pavements, granite work and site furnishings. Emergency repairs of a collapsed sea wall in April, 1984 caused a diversion of funds which has delayed progress.



Status — 90% Construction

OCP has approved $1,520,000 in funding to complete Phase IA with additional funds provided by the DEM and the MBTA. Construction began in the early Spring, 1988 and will be completed by Summer, 1989. Upon completion, Phase IA will result in 1.1 acres of public open space and its surface area will be highlighted with an granite compass rose.

Team

Lead Departmment	EDS
Manager	Mark McCormack
Design Engineer	John Tomasz
Construction Engineer	Basil Adams
Consultant	Sasaki Associates
Contractor	McCourt Construction

Cost	Billed	Estimate
Design 1A	97,460	169,750
Construction	1,788,300	2,214,236
Total	1,885,760	2,383,986

Funding

City Capital FY'88	1,519,000
MBTA (est.)	447,325
DEM	400,000
BRA	43,000
Total	2,409,325

Long Wharf Park Phase IA Schedule

Funding Approval	
Board Approval Solicitation	
Solicit RFQ	
Short List Firms	
Issue RFP	
Receive Proposals	
Staff Recommend Consultant	
Board Approve Consultant	
Contract Signed	
Preliminary Design	
50% Contract Documents	
Bid Documents Complete	
Board Authorize Bidding	
Advertisement for Bids	8/13/87
Bids Received	12/8/87
Board Award Construction Contract	3/10/88
Pre Construction Conference	5/11/88
Notice to Proceed	5/16/88
Contract Completion Date	
Close Out	